

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: June 1, 2009
7:00 p.m.**

Approved July 6, 2009

Chairman Jay Brousseau called the June 1, 2009 Town of Claverack Planning Board meeting to order at 7:00 p.m.

Members in attendance were: Chairman Jay Brousseau, Stephen Hook, Caren Mahar, Daniel Northrup, Judy Zink, Virginia Ambrose, Nathan Chess, Engineer; Joe Romano, Attorney; Barrett Mack, and Secretary; Jodi Keyser.

Correspondence were received from the following:

Planning and Zoning Summer School registration forms were copied for all Board members.

Malcolm Pirnie regarding the Department of Health for Clover Hills Subdivision.

Letter from the Columbia Land Conservancy.

Town Topics issue for May/June 2009.

Board members reviewed the Minutes of May 4, 2009 meeting. Minor spelling corrections were noted.

Motion to approve the May 4, 2009 minutes with spelling corrections was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

Continuing Cases:

Catskill View Road Subdivision: 12 parcels from 287 +/- acres on Catskill View Rd. in Claverack Tax Map # (SBL) 132-1-50.

Mr. Frances Roche was present for the application. Mr. Roche reminded the Board that they granted conditional approval two months ago asking for some minor additions to the Site Plan. Mr. Roche informed the Board that Engineer Doug Clark spoke with a representative from NYSOPRHP regarding the archeological study. The archeological study was complete and there were no new findings that needed to be addressed further. A comment letter from NYSOPRHP will be coming soon. Mr. Roche stated that this is just a loose end but his client will wait for the letter for final approval if the Board deemed that necessary. Mr. Roche asked for the final fees. Jodi Keyser will figure the final fees and contact Rob Fitzsimmons. Mr. Roche stated that he would return in July if needed. Barrett Mack informed the Board that Rob Fitzsimmons reviewed all of the documentation and has found this to be satisfactory. Also 24 hour notice to the TOC highway superintendent prior to any heavy equipment traffic on Catskill View Rd. Chairman Jay Brousseau suggested that the Board hold off for one more month for receipt of the comment letter for the Archeological study from NYSOPRHP. Mr. Roche stated that the comment letter should be received within the next two weeks. Will return in July. Joe Romano took a copy of the Site Plan to review.

Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . - 1 - 41 located at 512 Rte 217. Mr. Ronsani is still unable to attend due to health problem and as of yet no letter from Columbia County regarding granting of the easement over the old railbed.

Aiello Subdivision: Tax Map #(SBL) 120 . 00 - 01 - 16 . 111 located on the Northwest side of Stone Mill Rd. Claverack. 4-parcel subdivision from 90.839 acres.

Carmen and Frank Aiello were present for the meeting. Carmen Aiello spoke to his surveyor Mr. Massaro to design a single roadway that goes in from Stone Mill Rd. behind the Konderwich residence and turns into a cul-de-sac. Joe Romano stated that this might become a neighbor problem not unlike the Clover Hills Subdivision with traffic and noise issues. Joe Romano suggested the cul-de-sac be moved farther away from

the Konderwich property. Joe Romano also informed the applicant that bonding and inspection fees are required for the roadway, which also needs to be built to TOC specifications. Carmen Aiello informed the Board that he and his brother just want to separate the property into four parcels for their children and have no intention of building in the near future. Chairman Jay Brousseau informed the Aiello's that the TOC requires the roadway be paved. Joe Romano informed the applicants that the TOC requires that the roadway be built to TOC specifications, and will not take the roadway over for one year after built to make sure there aren't any issues with the roadway. Also the roadway needs to be turned over to the Town as soon as building takes place on the parcels and the Aiello's must maintain the bonding until building starts. Chairman Jay Brousseau asked what if the property is sold before any building. Joe Romano stated that there would need to be a stipulation in writing that states no building permit will be issued until roadway is completed to TOC specifications. The Aiello's then asked for an estimated cost of the bonding. Joe Romano informed the Aiello's that their project possibly costs \$200,000.00 for bonding, engineering review, inspection and escrow. Frank Aiello stated to the Board that he couldn't understand why he needed to build the roadway if he is only subdividing the property. Chairman Jay Brousseau asked why not split the property into two parcels and then split again at a later date. Joe Romano informed the applicants that the Comprehensive Plan might address this issue. Chairman Jay Brousseau stated that if the applicants wait the Comprehensive Plan might make changes that allow for this type of subdivision. Carmen Aiello asked if changes could be made in the near future. Chairman Jay Brousseau stated that there might be changes but don't quote. TOC might be looking at shared driveways with Comprehensive Plan. Mr. Aiello asked to be taken off agenda and they will call when ready to come back.

CloverHills/ Milligan/Birch Builders Subdivision: 10-parcel subdivision located on Rte.9-H. Continued to July meeting. All reviews are not completed as of this meeting.

Koskey, Richard Subdivision: 3-lot subdivision located on Old Lane, Claverack.

Mr. Better was present representing Richard Koskey. Mr. Better informed the Board that two revisions were made to the maps as Board requested. 2 perk tests were done. One perk test done on the parcel containing the pond and one on a parcel without a pond. These perk tests sites were noted on the maps. Mr. Better also stated that the roadway issue was cleared up with Rob Fitzsimmons. Subdivision consists of roadway beyond the access road to the water tower that will end in a cul-de-sac. Mr. Koskey has no intention of putting in the roadway in the near future. Whether private or dedicated roadway will still be built to TOC specifications. Barrett Mack informed the Board that any approval is contingent upon Stormwater Pollution Plan and prior to building permits roadway will be built to TOC specifications. Barrett Mack also informed the Board of additional language conveying the Water Tower parcel and access roadway to the TOC for the water tower. Caren Mahar asked why the wording is allowed for this application and not for the previous application. Barrett Mack informed the Board that this is a unique application. Chairman Brousseau informed the Board that this application was previously classified as a 3-lot minor subdivision and was legally noticed for public hearing. Chairman Brousseau opened the public hearing at 7:40 p.m. no public comment. Closed public hearing at 7:41 p.m. Virginia Ambrose asked if the roadway is going to be paved part of the way then not paved and then paved again. Mr. Better stated that the access road for the water tower is not paved from Old Lane to the tower. Mr. Better continued that the roadway then extends to the cul-de-sac and this roadway will be paved to TOC specifications only when there is building on one of the subdivided parcels. Chairman Jay Brousseau then addressed the Ag data statement submitted on June 1, 2009 showing two subjects needing to be noticed. Need to send Ag data notices to Kilmer and Genito. Chairman Brousseau stated that the Board could grant conditional approval if the Board is in agreement. Barrett Mack advised the Board to grant conditional approval. Joe Romano reviews the SEQRA and finds it to be in order. Motion for negative declaration with regard to the SEQRA and conditional approval for a 3-lot minor subdivision and allowing the Planning Board Chairman to stamp Site Plan maps 30-days after Ag Data notifications are sent was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

New Cases:

Weigelt, Clifford Subdivision: 2 parcels from 10+/- acres located on Swiss Farm Rd.
Mr. Weigelt has not submitted his application as of this meeting.

Hawes, Judith Subdivision: 2 parcels from 17.892 acres located at Pleasant View Drive/NYS Rte. 9-H/Kittle Rd. Tax Map # 111 . 00 – 01 – 86.

Mr. Hawes represented the application. The application consists of subdividing 17 +/- acres into two parcels leaving a parcel on Kittle Rd. at 12.6 acres and a parcel on Pleasant View Drive at 5.2 acres. The 5.2-acre parcel has road frontage on both Pleasant View Drive and NYS Route 9-H. Mr. Hawes informed the Board that the driveway for the 5.2-acre parcel would be accessed from Pleasant View Drive. Mr. Hawes explained that the cul-de-sac at the end of Pleasant View Drive adjoins his property. Mr. Hawes submitted a letter from TOC Highway Superintendent Louis Lamont stating that the TOC owns the roadway up to Mr. Hawes' property therefore allowing for driveway access. Mr. Hawes submitted a letter from the CC DOH regarding the perk tests. Ag data submitted as well as SEQRA. Joe Romano reviewed the DOH letter and SEQRA. Maps show existing well on parcel #1. Board members suggested that the septic site be located on the maps also. Motion to classify as a 2-lot minor subdivision was made by Virginia Ambrose with a second from Caren Mahar. All in favor. Motion carried. Will be legally noticed for public hearing at the July 6, 2009 meeting. Need application fee and final fees paid at July meeting.
Continued to July6, 2009.

Chairman Jay Brousseau asked members to check their calendars for the upcoming summer months. Board members Caren Mahar and Judy Zink are unable to attend the July meeting. Chairman Brousseau asked that if any other members find that they are unable to attend the July 6th meeting they contact the secretary at least 2 weeks prior.

Chairman Brousseau informed the Board that he is unable to attend the August 3rd meeting. Judy Zink will be acting Chairperson for the August meeting.

Members looked on to the September meeting, which falls on Labor Day. Members will decide at a later date whether to hold the meeting on a different night in September or cancel the meeting.

Motion to adjourn the meeting was made by Stephen Hook with a second from Daniel Northrup. All members were in favor. Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Jodi Keyser
Planning Board Secretary